

\$12,995,000 - 32081 Sea Island Drive, Dana Point

MLS® #OC25147068

\$12,995,000

4 Bedroom, 6.00 Bathroom, 5,080 sqft
Residential on 0 Acres

Monarch Bay Terrace (MBT), Dana Point,

Situated in prestigious Monarch Bay Terrace with sweeping ocean, coastline and whitewater views, this 2022-built, soft-contemporary residence leaves no expense spared and nothing to be desired. Designed by renowned Brion Jeannette Architecture and constructed by Robert Frazier, the coastal property spans 5,080 interior sq ft with four bedrooms plus an office, thoughtfully configured for single-level living with a Savaria-Eclipse elevator providing easy access to the subterranean level. Inside, the home's centerpiece is an expansive great room featuring 11.6'™ ceilings, floor-to-ceiling sliding glass doors by Monumental, porcelain floors and custom 75" fireplace, all framing captivating sit-down ocean and pool vistas. The open-concept, gourmet kitchen impresses with premium Dacor appliances, Miele built-in coffee station, walk-in pantry, and oversized porcelain and quartzite island, ideal for effortless indoor-outdoor entertaining. The primary suite is a retreat unto itself, highlighted by a custom walnut-clad fireplace, custom closets, blackout shades, and equally impressive views through your sliding doors. The spa-inspired primary bath features quartzite surfaces, steam shower, freestanding jacuzzi tub, and custom walnut cabinetry. Three additional ensuite bedrooms include a private casita with courtyard entry, ideal for guests, home office or fitness studio. The distinctive lower level offers exceptional amenities: a 188-bottle climate-controlled wine



cellar, state-of-the-art movie theater with tiered seating and 100â€• screen, wet bar, storage room with secured safe, and direct access to the finished three-car garage with epoxy floors, built-in cabinetry and universal EV charging. Energy-efficient and advanced smart features include owned Enphase 40-panel solar system, Savant home automation system, integrated security and alarm, tankless water heating, whole-house water filtration, Unico heat pump system, and Lutron and Somfy automated shades. Outdoor spaces embrace the coastal lifestyle, centered around an infinity-edge and solar-heated saltwater lap pool and spa, upper entertaining terrace with built-in BBQ kitchen, firepit lounge, and thoughtfully designed gardens cascading toward lower terraces. Located minutes from world-class beaches, prestigious Ritz-Carlton and Waldorf Astoria resorts, Dana Point Harbor, scenic hiking and more, this exceptional property presents a sophisticated coastal lifestyle in one of Dana Point's most exclusive enclaves.

Built in 2022

Essential Information

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|----------------|-------------------------|
| MLS® # | OC25147068 |
| Price | \$12,995,000 |
| Bedrooms | 4 |
| Bathrooms | 6.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 5,080 |
| Acres | 0.36 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Contemporary |
| Status | Closed |

| | |
|----------------|-------------------------------|
| Listing Agent | Bradley Feldman |
| Listing Office | Douglas Elliman of California |

Community Information

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|-------------|---------------------------|
| Address | 32081 Sea Island Drive |
| Area | MB - Monarch Beach |
| Subdivision | Monarch Bay Terrace (MBT) |
| City | Dana Point |
| County | Orange |
| Zip Code | 92629 |

Amenities

| | |
|----------------|---|
| Amenities | Management |
| Utilities | Cable Available, Cable Connected, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Phone Available, Phone Connected, Sewer Available, Sewer Connected, Underground Utilities, Water Available, Water Connected |
| Parking Spaces | 3 |
| Parking | Direct Access, Door-Single, Driveway, Underground, Garage Faces Front, Garage, Garage Door Opener, Tandem, Driveway Down Slope From Street |
| # of Garages | 3 |
| Garages | Direct Access, Door-Single, Driveway, Underground, Garage Faces Front, Garage, Garage Door Opener, Tandem, Driveway Down Slope From Street |
| View | Catalina, City Lights, Coastline, Neighborhood, Ocean, Panoramic, Water |
| Has Pool | Yes |
| Pool | Gas Heat, Heated, In Ground, Lap, Private, Solar Heat, Salt Water, Infinity |
| Security | Prewired, Security System, Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Smoke Detector(s) |

Exterior

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|-------------------|---|
| Exterior | Stucco |
| Exterior Features | Barbecue, Lighting, Rain Gutters, Brick Driveway, Fire Pit |
| Lot Description | Drip Irrigation/Bubblers, Sloped Down, Garden, Sprinklers In Rear, Sprinklers In Front, Landscaped, Near Public Transit, Rectangular Lot, Sprinklers Timer, Sprinkler System, Bluff |
| Windows | Blinds, Double Pane Windows, Drapes, ENERGY STAR Qualified Windows, Screens, Casement Window(s), Insulated Windows |
| Roof | Slate |
| Construction | Stucco |
| Foundation | Concrete Perimeter, Slab |

Interior

| | |
|-------------------|---|
| Interior | Stone, Wood |
| Interior Features | Wet Bar, Breakfast Bar, Built-in Features, Breakfast Area, Tray Ceiling(s), Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Elevator, Granite Counters, High Ceilings, In-Law Floorplan, Living Room Deck Attached, Open Floorplan, Pantry, Quartz Counters, Stone Counters, Recessed Lighting, Storage, Phone System, Smart Home |
| Appliances | SixBurnerStove, Built-In Range, Barbecue, Convection Oven, Double Oven, Dishwasher, Freezer, Gas Cooktop, Disposal, High Efficiency Water Heater, Ice Maker, Microwave, Refrigerator, Range Hood, Self Cleaning Oven, Water Softener, Tankless Water Heater, Water To Refrigerator, ENERGY STAR Qualified Water Heater, Exhaust Fan, Hot Water Circulator |
| Heating | Central, Heat Pump, Solar, Zoned |
| Cooling | Central Air, Heat Pump, Zoned, Attic Fan, High Efficiency |
| Fireplace | Yes |
| Fireplaces | Gas, Gas Starter, Living Room, Primary Bedroom, Outside |
| # of Stories | 1 |
| Stories | Two |

School Information

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| District | Capistrano Unified |
| Elementary | Moulton |
| Middle | Niguel Hills |
| High | Dana Hills |

Additional Information

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| Date Listed | July 3rd, 2025 |
| Days on Market | 57 |
| Short Sale | N |
| RE / Bank Owned | N |

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